This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 12/04/15 15:55 2 pgs
Fees:13.00 Taxes:508.75
20151204-0122677

WARRANTY DEED

THIS INDENTURE made and entered into this 4th day of December, 2015, by and between Kimberly A Mack, an unmarried woman, party of the first part, and Ata Boules and Nesreen Ghaly, husband and wife, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Being Lot No. 136 on the Plan of Meadow Woods Subdivision, Section 3, of record in Instrument Number 200009210094039, Register's Office of Davidson County, Tennessee.

Being all or part of the same property conveyed to Bobby R. Dukes and Kimberly A. Mack by virtue of that certain Warranty Deed dated October 26, 2001, at Instrument No. 20011102-0120142 in the Register's Office of Davidson County, Tennessee. Bobby R. Dukes died March 16, 2014 without a will. Being conveyed to Patsy Dukes by Affidavit of Heirship at Instrument No. 20151204-0122675 in said Register's Office, Tennessee. Patsy Dukes conveyed to Kimberly A. Mack by Quit Claim Deed of record at Instrument No. 20151204-0122676 in Said Register's Office, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), their heirs and assigns forever; and I do covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2016 Davidson County real property taxes, being a lien not yet due and payable and restrictions at Instrument No. 20000921-0094039, 20010911-0098356, Book 10666, Page 748, and Book 10788, Page 10 in said Register's Office, Tennessee; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Kimberly A Mack

Kimberly A Mack

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Kimberly A Mack, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 4th day of December, 2015.

Notary Public

My Commission Expires: 9-10-19

Property Owner & Address: Ata Boules and Nesreen Ghaly

736 Post Oak Drive, Antioch, TN 37013

Tax Parcel No 164160A07800CO

Property Address: 736 Post Oak Dr
ANtioch, TN 37013

MAIL TAX
BILLS TO:

Owners at Property Address

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $137,500.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 4th day of December, 2015.

Notary Public

My Commission Expires: 9-10-18

Certificate of Authenticity

I, Crystal Sarti, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Ashlee D. Page, a notary public for this county and state, Crystal Sarti, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9-10-18